

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD  
Addendum**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, March 20, 2014 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

- a. Case: Z02-036  
Applicant : 667-677 Garfield Avenue Realty, LLC  
Address: 667-677 Garfield Avenue  
Attorney: James Ryan, Jr. Esq  
Block: fka 1476 Lot: fka 1,2,3,29  
Zone: R-1 One and Two Family Housing District  
For: Preliminary/Final Site Plan and “d” variances to renovate an existing warehouse for conversion to ground floor adult day care center use and second floor office use.  
“d” Variance: Use  
**Request for Performance Bond Release**

7. Request for Adjournment:

- a. Case: Z13-040 Amendment to Prior Approved Plans  
Applicant: Willow Avenue Realty Associates, LP  
Address: 133.5 Morgan Street  
Attorney: Tom Leane, Esq  
Block: 13002 Lot: 9  
Zone: R-3 Multi-Family Mid-Rise District  
For: Amend approved height and rear yard setback for an approved 3-unit, 3-story building (Z07-013) on an undersized lot. The proposed height change is from 41’5” to 43’ and the proposed changed in the rear yard setback is from 28’5” to 27”  
“c” Variance: Rear yard setback  
**Applicant requests adjournment**

8. Case: Z13-003  
Applicant: Alan Cancro  
Address: 239 Montgomery Street  
Attorney: Rita McKenna, Esq  
Block: 14101 Lot: 6  
Zone: Van Vorst Park Historic District  
For: Construction of a 4 story, 4-unit townhouse  
“d” Variance: Height  
“c” Variance: Side yard setback  
**Adjourned from February 20, 2014**

9. Case: Z07-009.2 Amendment to Prior Approved Plans  
Applicant: Jhunday Wall Ma Grand, LLC  
Address: 747 Grand Street  
Attorney: Rita McKenna, Esq  
Block: 18704 Lot: 16  
Zone: R-1 One and Two Family Housing District  
For: An increase in the approved building height from 53 feet to 59.5 feet to account for a larger floor to ceiling height that meet zoning requirements  
“d” Variance: Height

**Cont. on other side →→→→**

10.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“c” Variance:

Z13-033

Dharmeshkumar R Patel

149-151 Terrace Avenue

Rita McKenna, Esq

2502                      Lot:     38

R-1 One and Two Family Housing District

Construction of a two family house with three stories in the front and 4 stories in the rear due to an extremely sloped lot.

Height

Minor Subdivision
11.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Z13-027

Saber Mansour

2770 J.F. Kennedy Boulevard

Eugene O’Connell

12101   Lot:     18

R-3 Multi-Family Mid-Rise District

Conversion of a ground floor accountants office into a veterinarians office in an existing three story building that has an existing insurance office on the second floor and a residential unit on the top floor.

Expansion of a non-conforming use

Parking between the building and property line, compact parking spaces, parking space dimensions, parking aisle width
12.

Case:

Applicant:

Address:

Attorney:

Block:

Zone:

For:

“d” Variance:

“c” Variance:

Z13-003

Alan Cancro

377-383 Fourth Street

Rita McKenna

11002   Lot:     2,3,4 &5

R-1 One and Two Family Housing District

Construction of a 5 story, 24 unit building with 26, on-site parking spaces (8 are tandem and 8 are compact.)

Use, Height

Tandem Parking Spaces, Compact Parking Spaces, Maximum building coverage, Maximum lot coverage, Minimum rear yard setback, Minimum lot depth

**13. MEMORIALIZATION OF RESOLUTIONS**

14. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON**